



MORTIMER HILL,  
TRING HP23 5JU



# MORTIMER HILL

£850,000 FREEHOLD

TRING, HERTFORDSHIRE HP23 5JU

**A fantastic opportunity to purchase an amazing family home in one of Tring's most sought-after locations in 'The Grove area'. The property offers flexible, generous accommodation throughout whilst also located within easy walking distance of excellent schools and local amenities.**

The ground floor comprises a light and airy entrance hall, convenient cloakroom that leads on to the dual aspect sitting room which benefits from bi-fold doors that open onto the well tended rear garden. The kitchen is fitted with a range of floor and wall mounted units and includes integrated gas hob, fridge freezer, electric double ovens and provides ample space for a dishwasher and washing machine. The extra family/dining room provides a useful space to accommodate a family's needs.

As you venture upstairs, you will find the principal bedroom, two further double bedrooms, a single bedroom, and the family bathroom.

Outside to the rear there is a large patio area, perfect for relaxing on a summer's day, that leads to a generously lawned area with flower beds and borders. To the front there is private parking that leads onto the attached single garage.

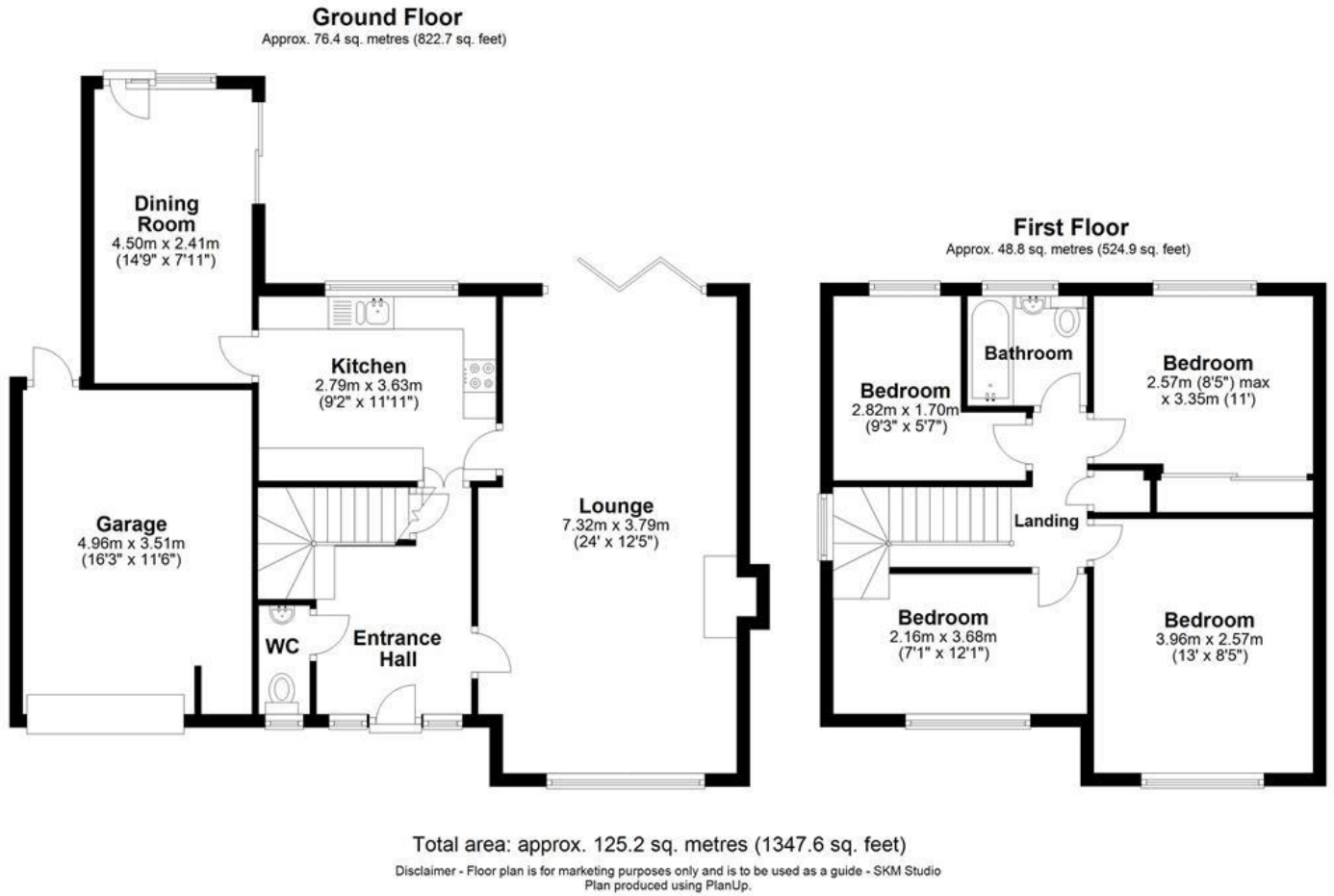
Mortimer Hill is a highly desirable location for families and those in their retirement as it's incredibly convenient for all Tring's amenities. Tring's charming High Street is just a stroll away with a selection of shops, boutiques, restaurants and cafes and Tring Secondary School and Grove Road Primary School are just around the corner. Tring Sports Centre and swimming pool is within a few minutes' walk and there is an abundance of sports clubs in the Grove area including football, rugby, cricket, bowls and tennis clubs. Tring train station provides a fast and frequent service to London Euston and the A41 is easily accessible and links the M25 & M1 motorways providing convenient access to London airports.











TRG108006 – Version 2  
EPC rating – D Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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